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(54) **SYSTEMS, METHODS AND APPARATUS FOR FORM BUILDING**

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CPC **G06Q 10/10** (2013.01); **G06F 17/243** (2013.01)

(58) **Field of Classification Search**
CPC G06F 17/243; G06Q 10/10
USPC 715/220, 221, 224
See application file for complete search history.

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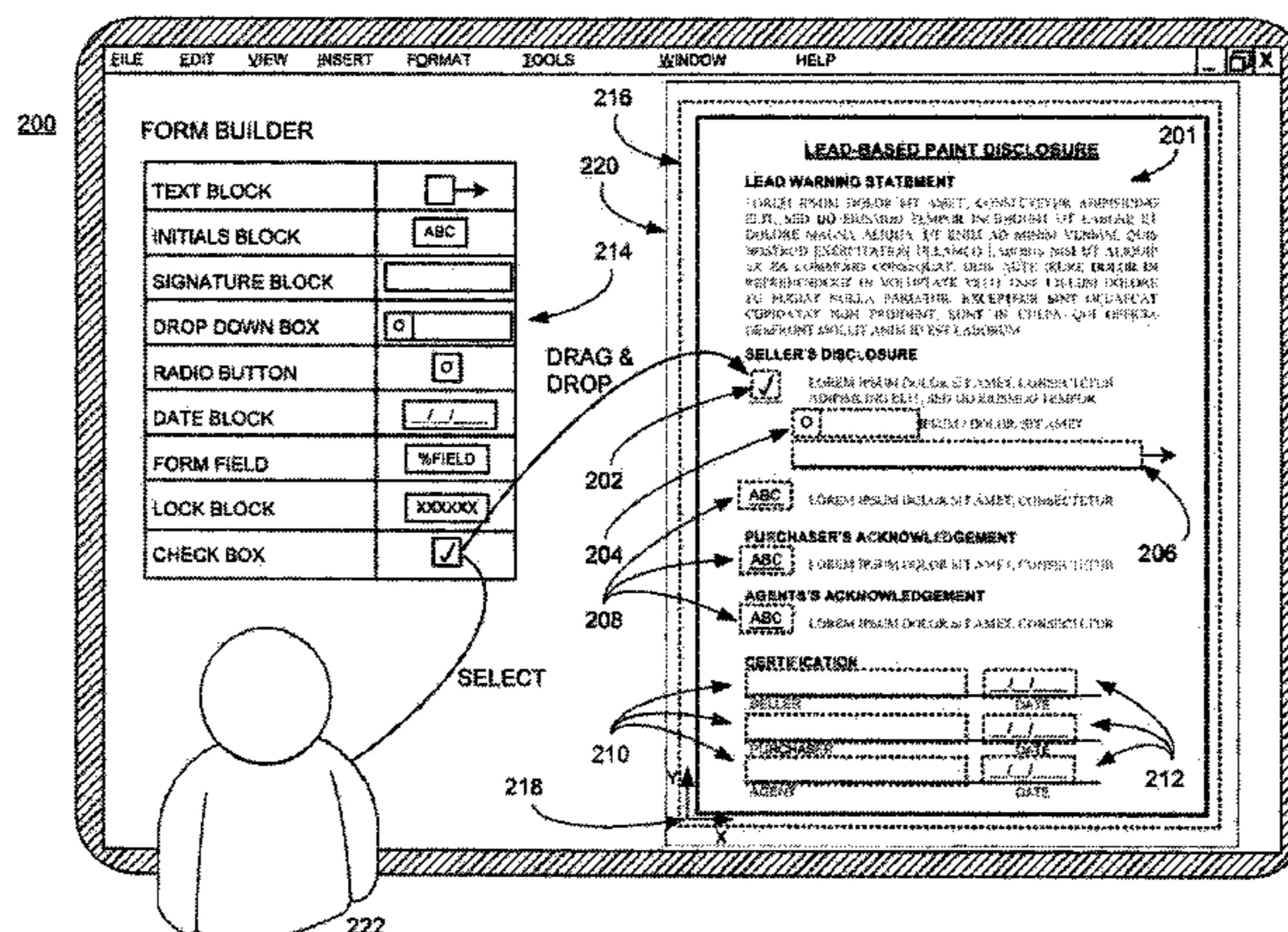
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(57) **ABSTRACT**

Systems, methods and apparatus are provided for generating electronic transactional documents using a form generating system. The electronic transactional document may be created using a design tool that allows a user to place data entry fields over an image or snap shot of a transactional document. Rules, default values, and attributes associated with the date entry fields may be established as the electronic transactional document is being created.

20 Claims, 7 Drawing Sheets



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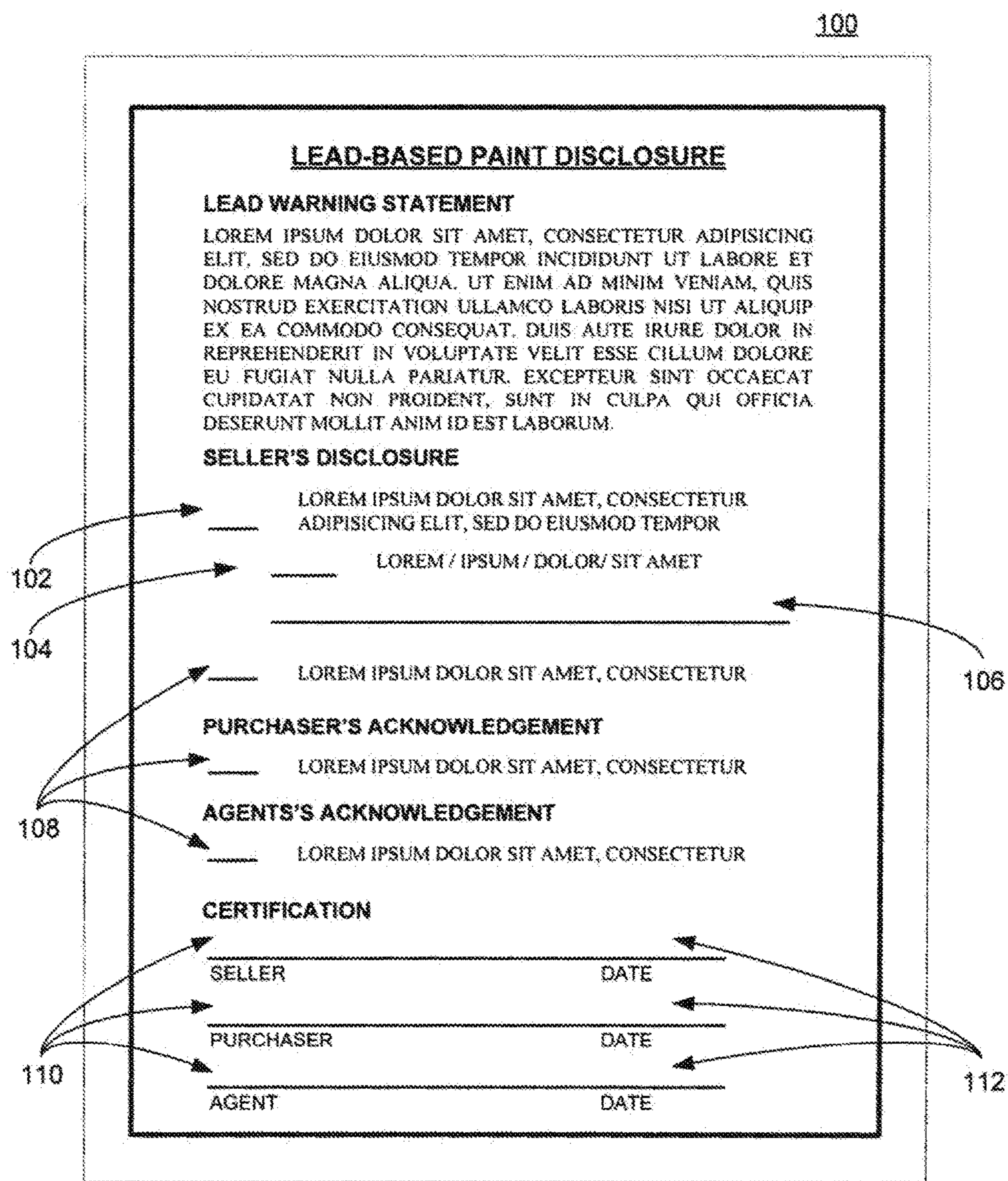


FIGURE 1

PRIOR ART

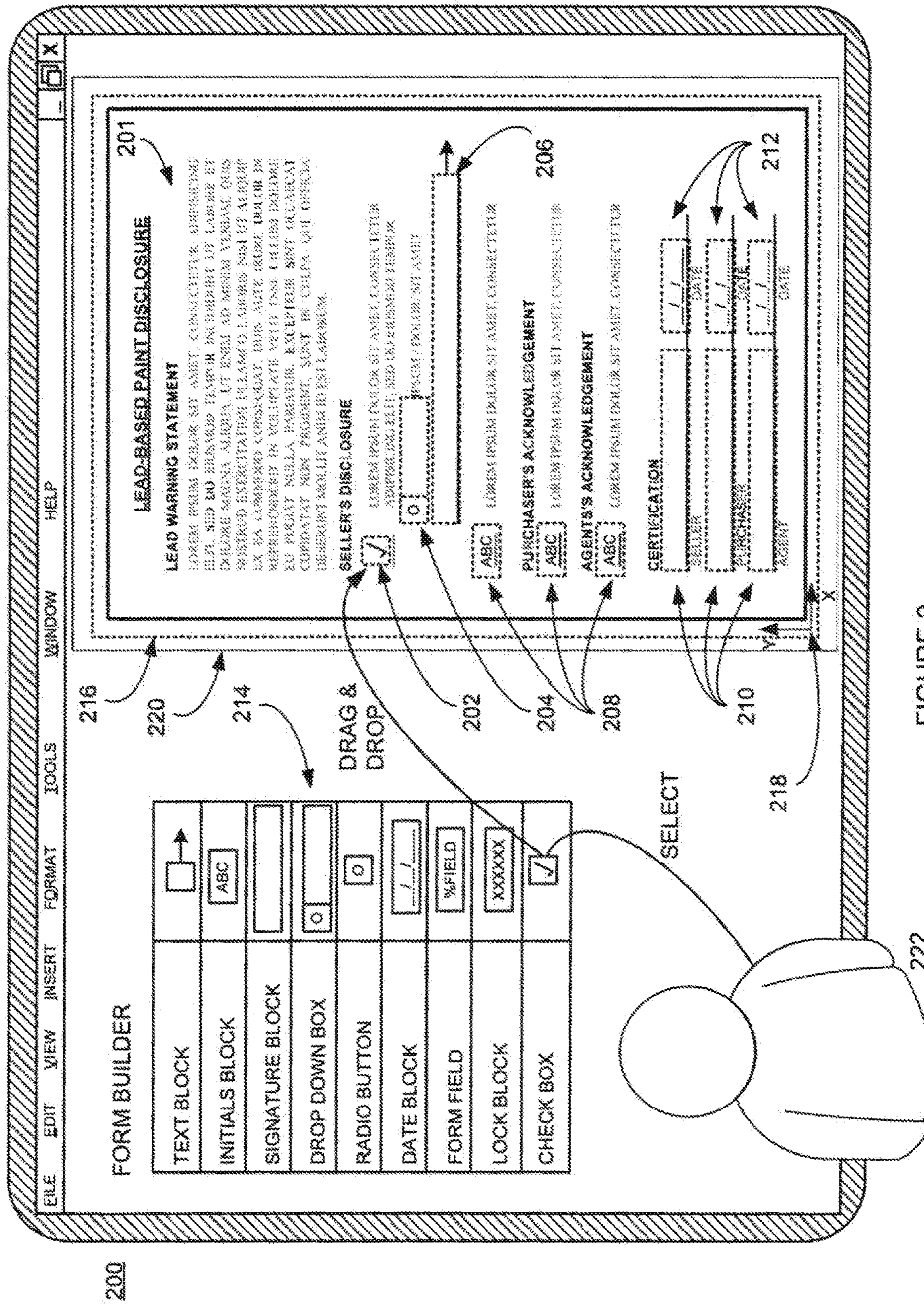


FIGURE 2

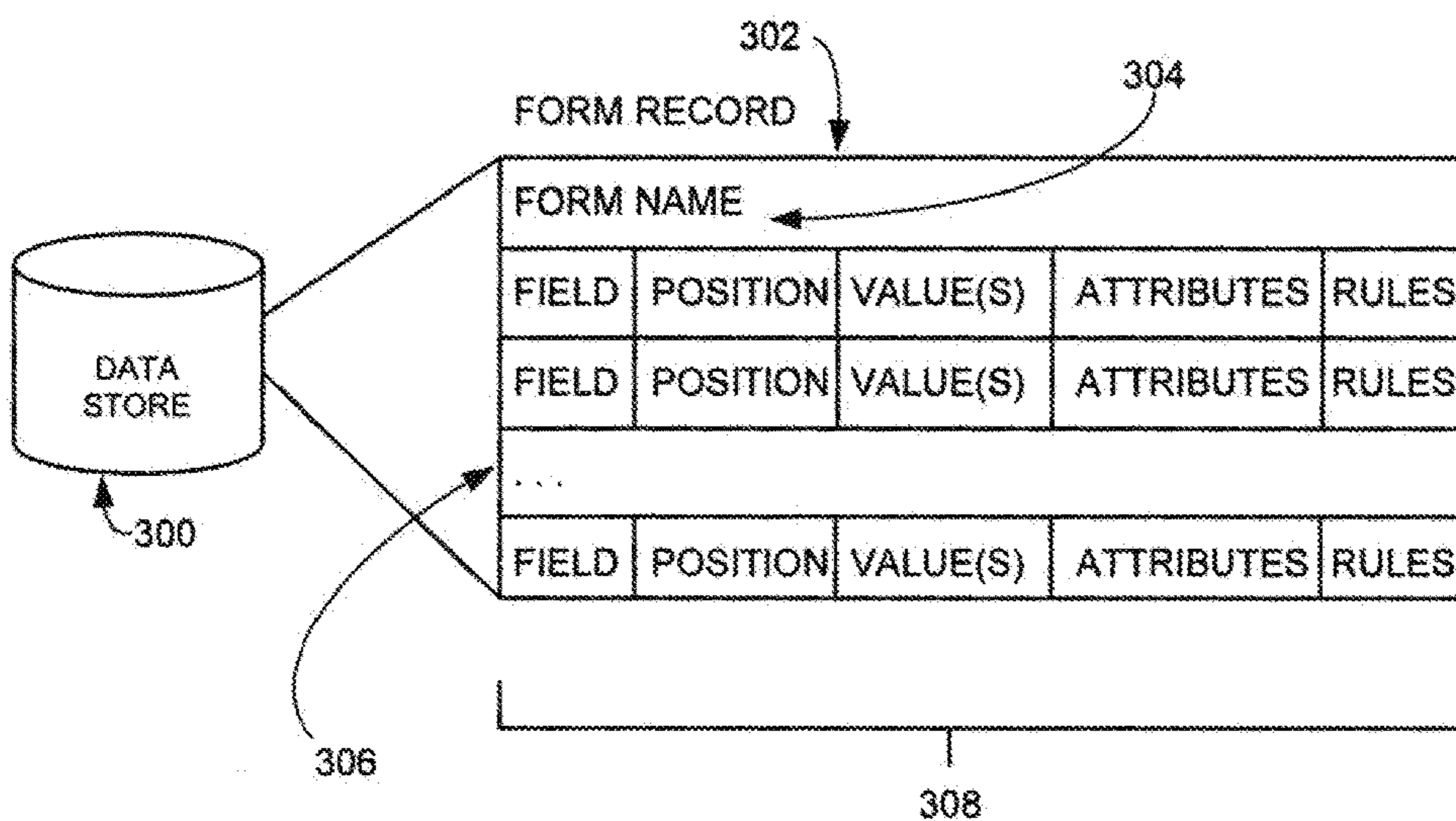


FIGURE 3A

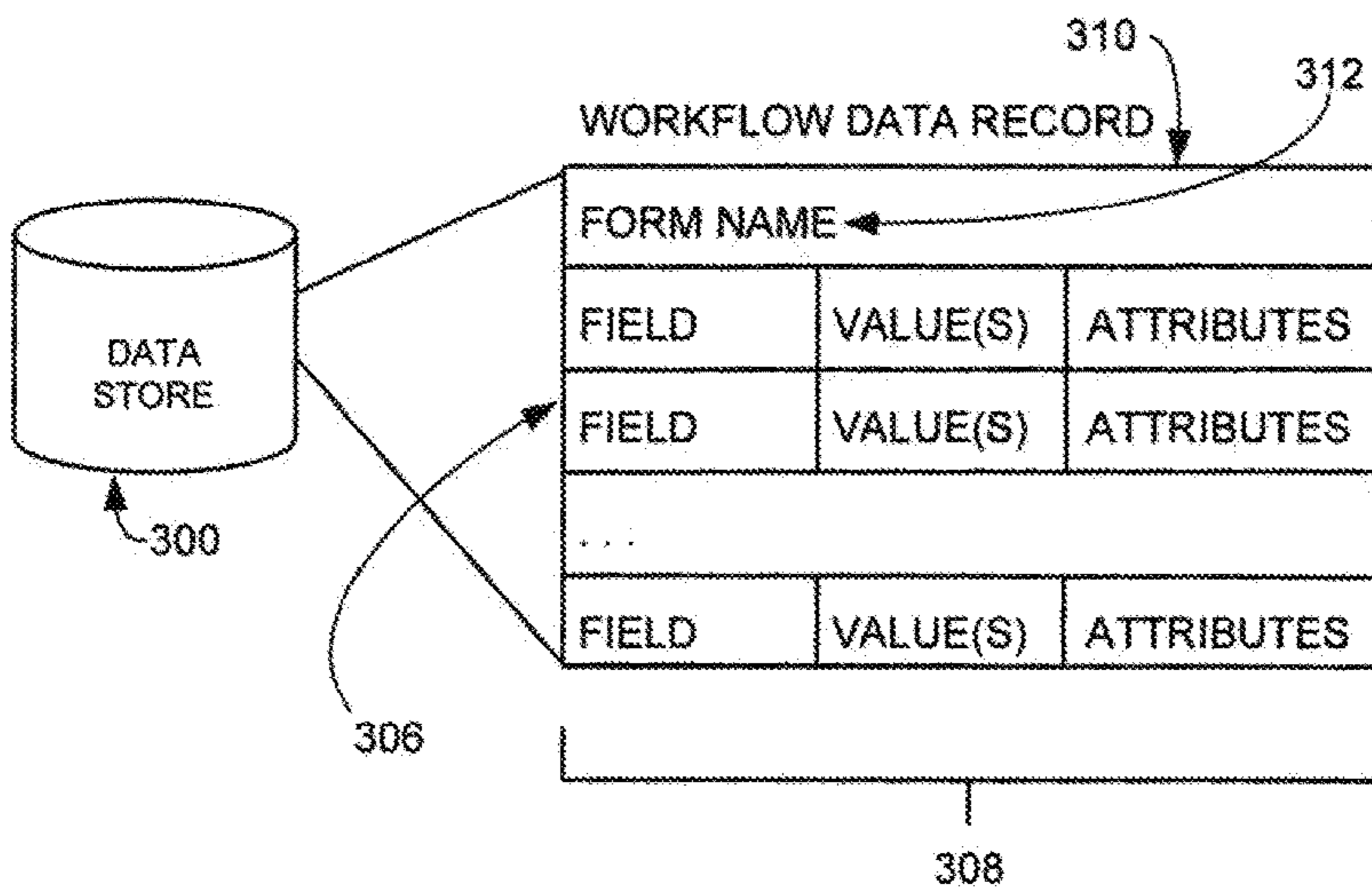


FIGURE 3B

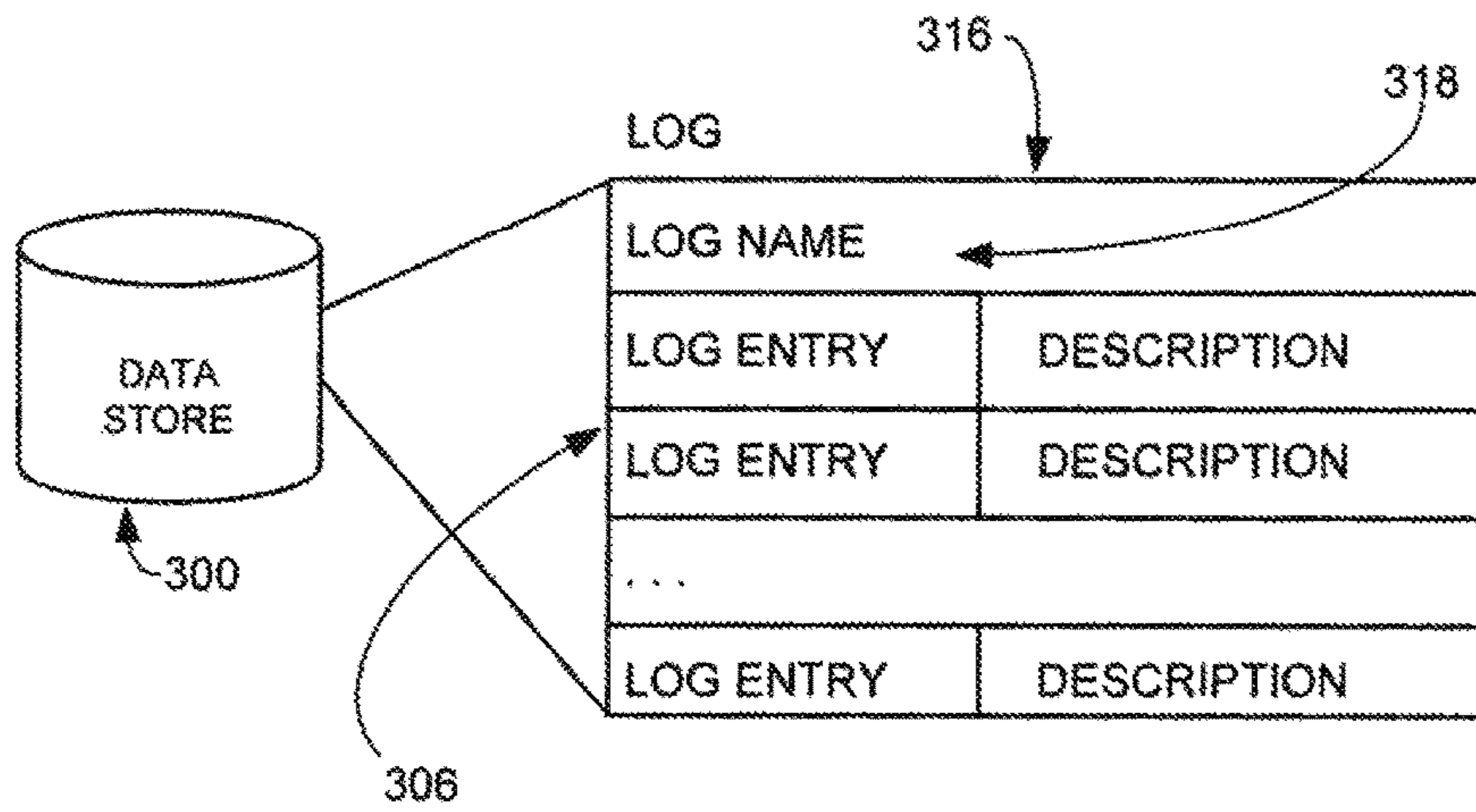


FIGURE 3C

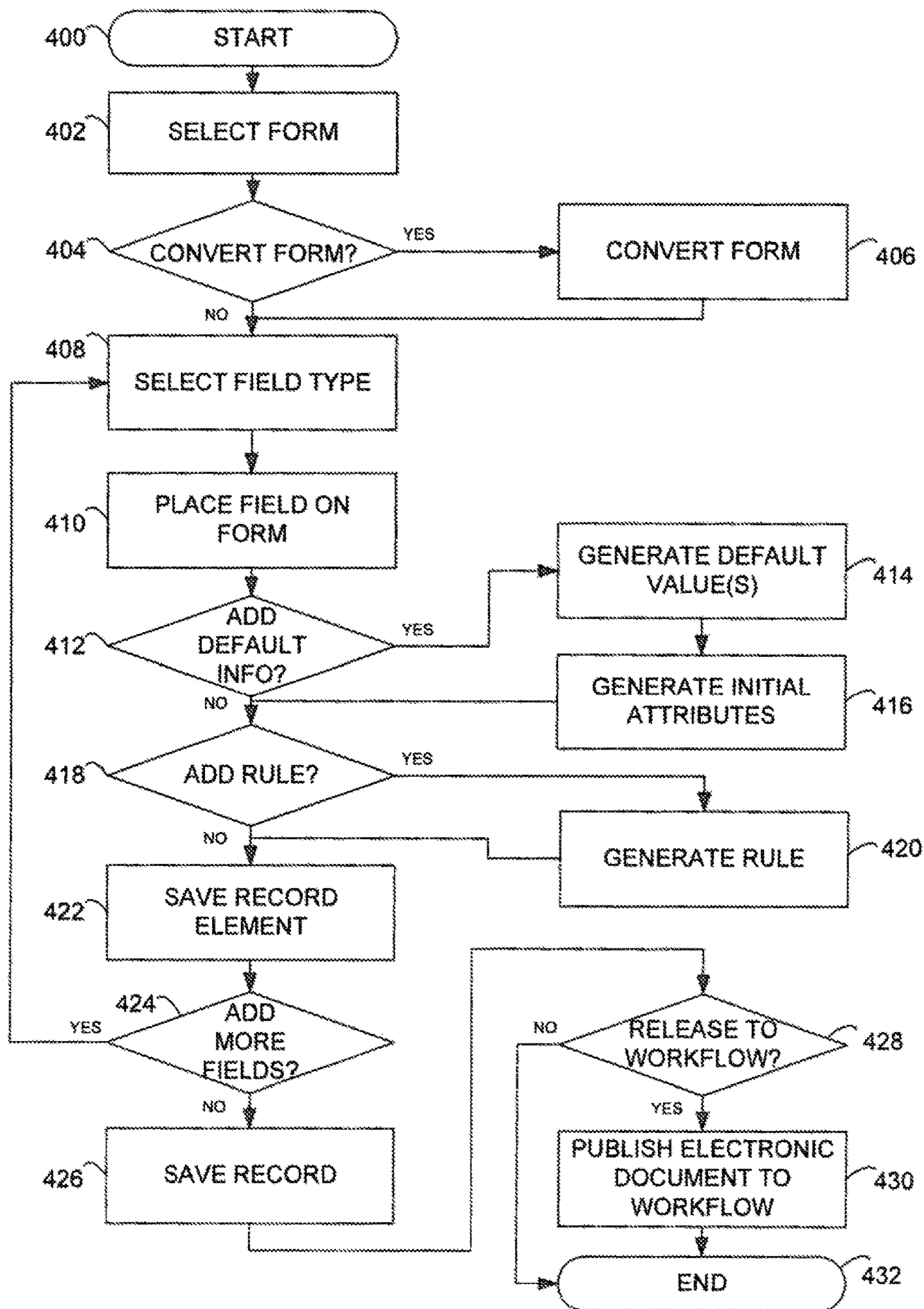


FIGURE 4

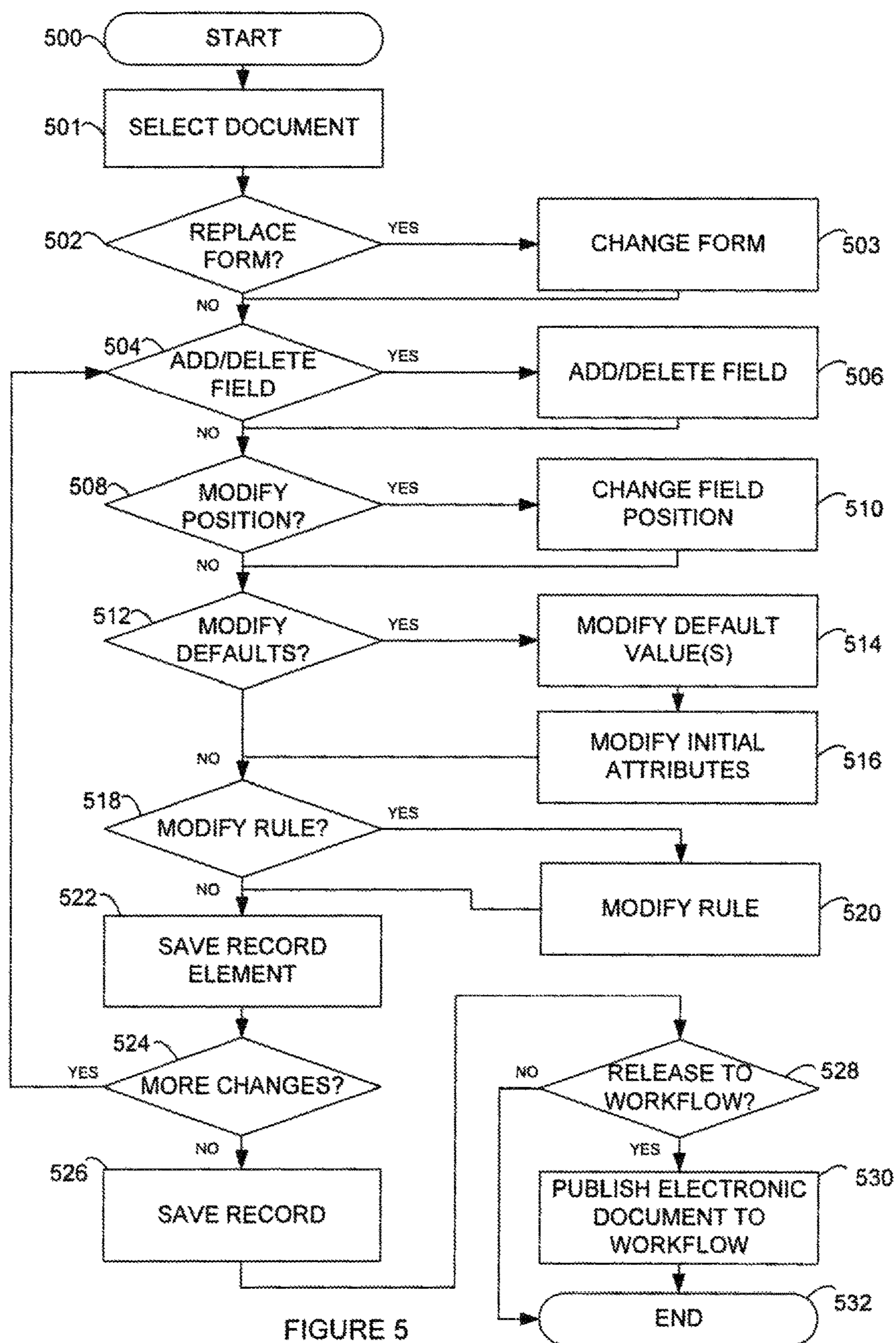


FIGURE 5

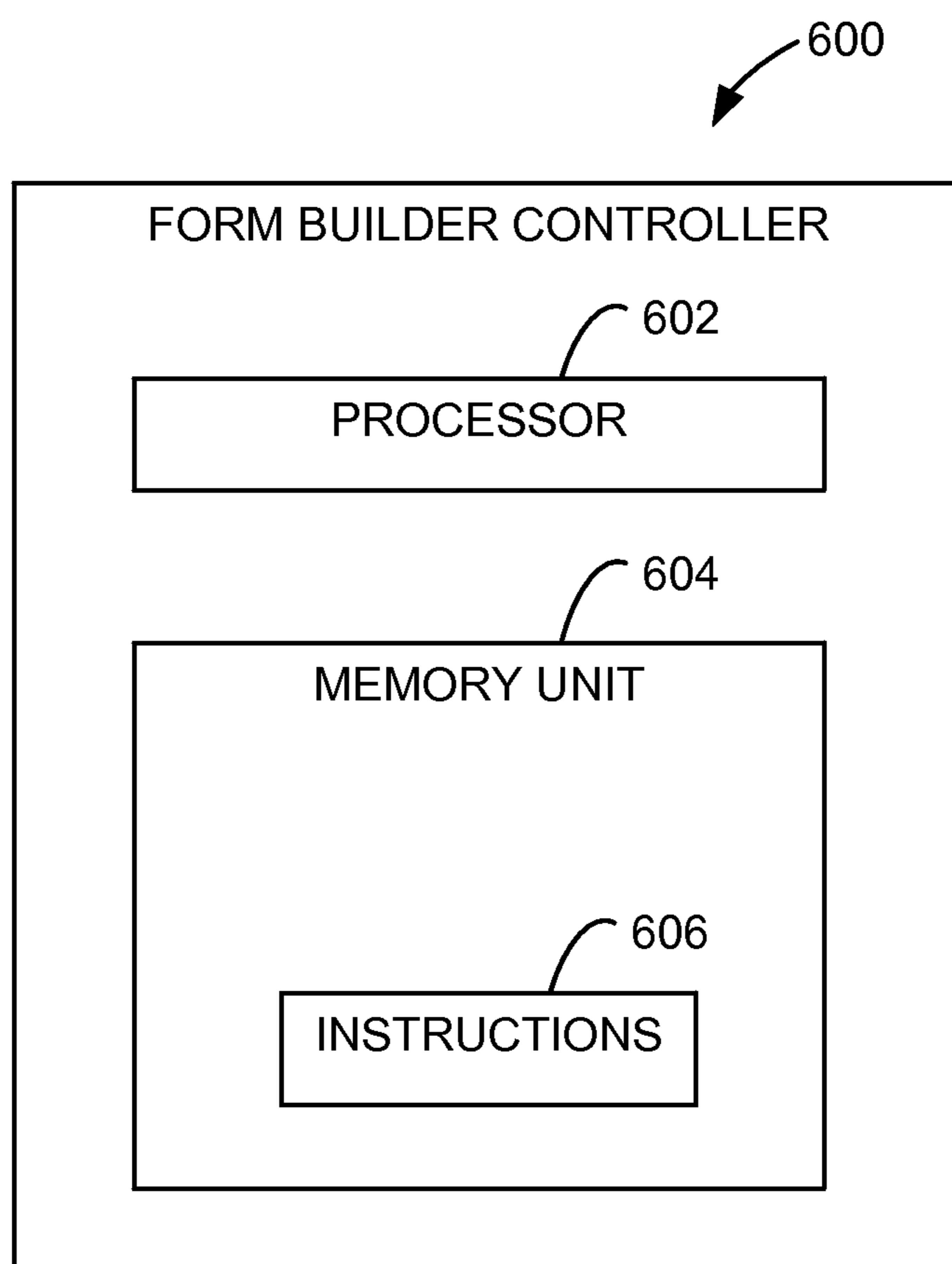


FIGURE 6

SYSTEMS, METHODS AND APPARATUS FOR FORM BUILDING

CROSS-REFERENCE TO RELATED APPLICATIONS

This application claims priority to the disclosure of U.S. Provisional Patent Application Ser. No. 61/548,281, entitled FORM BUILDER, filed Oct. 18, 2011, the disclosure of which is incorporated herein by reference in its entirety.

The present application is related to the following, concurrently-filed U.S. patent application, which is incorporated herein by reference in its entirety: U.S. patent application Ser. No. 13/547,118, entitled SYSTEMS, METHODS AND APPARATUS FOR FORM BUILDING, filed Jul. 12, 2012.

TECHNICAL FIELD

The systems and methods described below relate generally to electronic documents, and more particularly to the formation of electronic documents that can be used in in electronic workflows for multi-party business transactions.

BACKGROUND

Business transactions between parties are usually formalized by signing documents that specify the terms of the agreement between the parties. The nature of the business transaction can determine the number and complexity of the documents. In real estate transactions in particular, there can be multiple different forms, signed at different times by buyers, sellers, real estate agents, and escrow agents, among others.

For example, when a seller places their home on the market for sale, the seller often signs a listing agreement with a real estate agent. When an interested buyer makes an offer on the home, the buyer can condition the offer upon a number of contingencies, such as a home inspection, the sale of the buyer's current home, and other contingencies, that become part of the offer. The seller may make counteroffers. This process may go back and forth until an agreement is reached. At that point, the agreed upon price and all of the conditions are signed by the parties and a binding contract is formed. Most of the time the parties are not in the same physical location when the offers, counteroffers, and acceptances are signed. Fax machines are often used to facilitate the process, as well as emailing scanned documents.

The seller may also sign a variety of forms relating to their home. For example, a common form for home sellers is a Lead-Based Paint Disclosure form. A hypothetical Lead-Based Disclosure form **100** is presented in FIG. 1. The form **100** includes places for buyers, sellers and agents to insert the appropriate information, for example by writing in the information by hand or typing it directly into an electronic version of the form **100** on a computer. The form **100** can include a check space **102**, a selection space **104** for making a selection from a group of listed selections, a text space **106** for entering a description, initial spaces **108** for the seller's initials, the buyer's initials, and the agent's initials, and signature spaces **110** and date boxes **112** for the seller's signature and date, the buyer's signature and date, and the agent's signature and date. Sellers, buyers, and their agents are often not in the same contemporaneous physical location. Therefore, signed documents are often faxed between parties, with original signed copies being retained for the closing. In some instances, especially for important documents, two copies of the documents are signed, with one

originally signed copy returned to the seller and one originally signed copy retained by the buyer.

BRIEF DESCRIPTION OF THE DRAWINGS

FIG. 1 is a plan view of an example form for manually entering data.

FIG. 2 is a block diagram of a form builder system, including drag and drop form elements.

FIGS. 3A, 3B, and 3C are block diagrams of databases and data records of a form builder system.

FIG. 4 is a flow diagram of a method of creating an electronic document using a form builder system.

FIG. 5 is a flow diagram of a method of modifying an electronic document using the form builder system.

FIG. 6 is an example embodiment of a form builder controller.

DETAILED DESCRIPTION

Various non-limiting embodiments of the present disclosure will now be described to provide an overall understanding of the principles of the structure, function, and use of the group billing systems and processes disclosed herein. One or more examples of these non-limiting embodiments are illustrated in the accompanying drawings. Those of ordinary skill in the art will understand that systems and methods specifically described herein and illustrated in the accompanying drawings are non-limiting embodiments. The features illustrated or described in connection with one non-limiting embodiment may be combined with the features of other non-limiting embodiments. Such modifications and variations are intended to be included within the scope of the present disclosure.

Traditionally, forms used in various transactions can be pre-printed paper forms, or can be forms in electronic format. Example electronic formats include Adobe Portable Document Format (PDF), Microsoft Word, Rich Text Format (RTF), or any other suitable electronic format as would be understood in the art. Forms in electronic format can be printed and information entered by hand. Some forms permit information to be entered directly into the form using, for example, a computing device or computer. For a typical business transaction, there may be multiple ways of entering information into the various forms needed to formalize the transaction, including editing text in a Word document, filling in a field of a PDF form, and signing a printed form. The presently disclosed embodiments are generally directed to systems and methods for generating or creating electronic forms.

Referring now to FIG. 2, a form builder system **200** makes it possible to create a reusable electronic document **220** that can be used in electronic workflows for commercial, real estate, or business transactions, among others. The form builder system **200** includes a design tool for creating the reusable electronic document **220**. The form builder system **200** can include a canvas **216** area that is placed over an image or snapshot **201** of the form **100**. One or more data entry fields **214** are positioned on the canvas **216** over selected areas of the snapshot of the form **100**. The data entered into data entry fields **214** of the electronic document **220** can be stored separately from the form **100** in a workflow data record **310**. Multiple electronic workflows for multiple separate transactions can use the same electronic document and each with have their particularized information stored in a separate workflow data record **310** without entering information into the form **100** itself.

The form builder system **200** provides a set of rules and data entry fields **214** separate from the form **100** that is suitable for electronic workflows. The form builder system **200** allows a forms-designer **222** to convert the form **100** into a set of rules and data entry fields **214**, which can then be used in an electronic workflow for capturing and storing information particular to a transaction. The form **100** and the information that is captured and stored can each be stored separately. Storing the information separately, and allowing rules to be created relating to that information provides advantages. For example, information that is entered on one electronic document **220** can be auto-populated onto other related electronic documents **220** in the same transaction or electronic workflow, thereby saving time and effort of entering the same information into multiple forms. Also, information that is entered for one electronic document **220** can be used to check for errors in the information entered into another electronic document **220**.

The form builder system **200** can position a canvas **216** area over a snapshot **201** of the form **100**. The snapshot **201** of the form **100** can be in any supported format. For example the snapshot **201** of the form **100** can be an image such as a tagged image file format (TIFF) image, a Word document, a portable document format (PDF) file, a file containing hypertext markup language (HTML), or any other suitable format of data. In various configurations, the form builder system **200** can render the form **100** into an image file or a common format for the form builder system **200**, such as a bitmap (BMP) image or an image scanned to a PDF file, or the form builder system **200** can use an existing form **100** in its native format, for example if the form **100** is a PDF or Word document. The snapshot **201** of the form **100** can also be the form **100**, positioned appropriately under the canvas **216** area and resized if needed. The form builder **200** can store the form **100** in a database **300**, the snapshot **201** of the form **100** in the database **300**, or both. The form builder **200** can also utilize a link to the form **100**, if the form is stored outside the form builder system **200**.

The form builder system **200** can allow a forms-designer **222** to select and then drag and drop one or more data entry fields **214** onto the canvas **216**. The canvas **216** is the area over the snapshot **201** of the form **100** where data entry fields **214** can be positioned. The canvas **216** can be separate from the snapshot **201** of the form **100**. Although the canvas **216** is illustrated in FIG. 2 as smaller than the snapshot **201** of the form **100**, this is for purposes of illustration only. The canvas **216** can be positioned over the snapshot **201** of the form **100** and can be, for example, the same size as the snapshot **201** of the form **100**, thereby allowing the forms-designer **222** to place data entry fields **214** anywhere over the snapshot **201** of the form.

The canvas **216** can also be smaller or larger than the form **100** as desired. For example, the canvas **216** can be sized to fit within the typical margins of a page (for example, by leaving one inch at the top, bottom, and sides as non-printable area.) The canvas **216** can also have a higher or lower resolution than the underlying snapshot **201** of the form **100**. For example, the form **100** can be a standard letter size, or 8.5" by 11" document, that has been scanned to an image using a 100 dpi, or dot-per-inch, scanning resolution. When viewed on the form builder system **200** at 100% zoom, the snapshot **201** of the form **100** is displayed as 850 by 1100 pixel image. The canvas **216** can be the same resolution as the snapshot **201** of the form **100** or the canvas **216** can be a higher or lower resolution. For example, the canvas **216** can use a 300 dpi resolution to allow finer

control over the positions of the data entry fields **214** on the canvas **216** relative to the snapshot **201** of the form **100**.

The forms-designer **222** selects a data entry field **214** and then drags and drops the selected data entry field **214** onto the canvas **216**. The data entry fields **214** can also be called widgets and do not necessarily require or permit entry of data by users in the workflow. The position **218** of the placement of the data entry field **214** is stored. The position **218** can be stored, for example, as a pair of (x,y) coordinates relative to the lower left corner of the canvas **216** where the (x,y) coordinates use the resolution of the canvas **216**. The position **218** can also be stored relative to the lower left corner of the snapshot **201** of the form **100**, or relative to any other position in the form builder system **200**. Generally, using the lower left corner of the canvas **216** and using the resolution of the canvas **216** facilitates compatibility across various different forms **100** in the form builder system **200**.

The form **100** can include multiple pages and the snapshot **201** of the form **100** can also include multiple pages. If the form **100** includes multiple pages, the canvas **216** can include multiple pages or areas. The forms-designer **222** can choose to place a data entry field **214** on any one of the pages. If the form **100** includes multiple pages, the data entry field **214** can have a position **218** stored as both a page reference identifier and the (x,y) coordinates within that page.

The forms-designer **222** can provide an identifier for the selected data entry field **214**, and can provide an initial default value or values for the data entry field **214**. For example, as illustrated in FIG. 2, if the forms-designer **222** selects and then drags and drops a check box **202** onto the canvas, the forms-designer **222** can give that check box **202** an initial default value as unchecked (for example, using the binary number 0) and a field name such as "lead_disclosure_checkbox" or any other field name or identifier. The forms-designer **222** can generate rules for this electronic document **220** or other electronic documents **220** in the workflow. For example, the rules can check or verify whether the check box **202** has been selected and whether other data entry fields **214** in this or other electronic documents **220** have particular values, as will be described below in additional detail.

Because the data entry fields **214** are separate from the form **100**, the font used in the data entry field **214** can be the same or different than the fonts in the form **100**. The forms-designer **222** can pre-select the font size, or configure a rule that allows the font size to be automatically resized to fit the available space of a data entry field **214**. The forms-designer **222** can size the data entry fields **214** so that they correspond to white (blank) spaces available on the form **100**. The forms-designer **222** can make the data entry field **214** larger or smaller than the white spaces on the form **100**, including having data entry field **214** placed over and obscuring portions of the snapshot **201** of the form **100**.

The forms-designer **222** can select and then drag and drop other data entry fields **214** onto the canvas to create an electronic document **220** that can be used in a workflow. For example the forms-designer **222** can place a drop down box **204** onto the canvas **216** for selecting one of a number of provided text responses, a text block **206** for free-form text entry, one or more initials blocks **208**, signature blocks **210**, and date blocks **212**. Other data entry fields **214** can include radio buttons, form fields that are automatically populated by rules and that depend on entries made in other data entry fields **214** in this or other electronic documents **220** in the workflow, and locked blocks. An example of a form field (not shown) is a date block **212** associated with a signature

block 210 that has a value automatically entered into the data block 212 based on the date that a user electronically signs a document by entering data into the signature block 210.

Locked blocks can be used for entering information that is not changeable by users during the workflow, and that may or may not be visible to users during the workflow. Example locked blocks include the name of the electronic document 220 or form 100 used in the electronic document 220, directory locations, version numbers, creation or edits dates and times, and information about data structures or records that correlate this electronic document 220 with other data, such as data stored in a database 300.

The forms-designer 222 can enter a data entry field 214, and for each data field 214, the form builder system 200 can record the position 218 of the data field 214 on the canvas 216 or workspace. For each data field 214, the forms-designer 222 can enter a default value or initial values into the data entry field 214, and generate one or more rules relating to the data entry field 214. The forms-designer 222 can repeat this process, with each data entry field 214 and associated information stored as a record element 306 in a form record 302. The forms-designer 222 can save the electronic document 220 and publish the electronic document 220 for use in electronic workflows.

Referring now to FIG. 3A, an example form record 302 created by the form builder system 200 is presented. FIG. 3A illustrates just one possible form record 302 that could be created by the form builder system 200. Other records, type of records, and variations are possible as would be generally understood in the art.

The form record 302 can be stored in an electronic database 300, also called a data store. Each form record 302 can include a form name 304, or record type identifier. The form name 304 identifies the electronic document 220 with which the form record 302 is associated. For example, the form record 302 can be associated with a electronic document 220 for the Lead-Based Paint Disclosure form 100 illustrated in FIG. 2.

The form record 302 can include a data structure that corresponds to the data entry fields 214 selected by the forms-designer 222. The form record 302 can include record elements 306 that correspond to each of the data entry fields 214. For example, each record element 306 can include sub-elements 308 such as the field name, the relative position of the data entry field 214 on the canvas 216, the default value or values of the data field 214, initial attributes associated with the record elements 306, and rules associated with the member element, among other sub-elements. An example field name can be "lead_disclosure_checkbox", which identifies this record element 306 with the check box 202 in FIG. 2. An example position can be the (x,y) coordinates of the relative position of the data entry field 214 on the canvas 216, and can also include a page identifier if the form 100 includes multiple pages. An example default value, or values, of the data field 214 can be a binary data, a numeric data, a date data, or a text data, which may be initially set to a default value. For example, the check box 202 of FIG. 2 initially can be set to the binary number 0 to indicate that the check box 202 is initially unchecked. The text data can also be a pointer or link to the text data, for example when the length of the text data is variable or not known the text data can be stored in a separate record in the database 300.

Initial attributes can be associated with each record element 306. Example initial attributes can include flags such as a read-only flag, a write-enable flag, and so forth. Other example attributes can include locks on the fields. For

example, an initial attribute for a purchaser's initials block 208 could lock the purchaser's initials block 208. A rule can be set up to change the attribute and unlock the purchaser's initials block 208 after there is an entry in the seller's initials block 208. The purchaser's initials block 208 would be locked until a seller has first entered their initials in the seller's initials block 208. This would ensure that some entries must have data entered in a particular order.

Rules can be used to check values entered by users. Rules can be created in a human readable text form. The rules can also include a pointer or a link to a rule stored separately, for example in another record of the database 300, such as a rules record (not shown). This would allow easy re-use of common rules. An example rule can check the length of a text string. For example, text data can be set to a fixed number of characters, such a three text characters typical of an initials block 208. Another example rule can check whether a number entered into a text field is within a certain range (for example, whether the number is a positive integer), or whether a date entered occurs within a certain period of time (for example, to make sure a future or past date is not accidentally entered by mistake.) Rules can be used to lock all of, or portions of, a record. An example rule for locking a portion of a record is a rule that once the seller has entered their initials into the seller's initials block 208 then the "lead_disclosure_checkbox" check box 202 is locked for all users and cannot be later changed.

Rules can also check whether any of the information entered by the user can be used to autopopulate other fields, or the information entered needs to be checked against other information previously entered elsewhere on this or another electronic document 220. For example, when a new electronic document 220 is selected in an electronic workflow, previously entered information for the seller and purchaser can be automatically entered into the new electronic document 220 thereby saving time for the users. The user can also be prompted to allow the information to be automatically entered. In another example, if the user attempts to modify a field, then all identically named fields in other documents can similarly be modified, or again the user can be prompted to permit the modification. For example, if the user was previously identified in an electronic document 220 by an informal name, such as a nickname, all electronic documents 220 can be updated at once when the user's correct legal name is entered into one of the electronic documents 220.

A user, such as a realtor, a purchaser, a seller, or other party, can use an electronic document 220 in a workflow and enter information into the data entry fields 214. When the user selects an electronic document 220 in the workflow, a workflow data record 310 is created that corresponds to the data entry fields 214 in the electronic document 220 and a corresponding form record 302. An example workflow data record 310 is presented in FIG. 3B. The workflow record name 312 identifies the particular instance of the electronic document 220 that is being used in the workflow by the user. As described for FIG. 3A, other records, type of records, and variations are possible as would be generally understood in the art. For example, in another configuration, a separate identifier outside of the workflow data record 310 can be used to associate a form record 302 with an electronic workflow. The workflow data record 310 can include record elements 306 that correspond to all or some of the data entry fields 214. For example, each record element 306 can include sub-elements 308 such as a field name, a value or values of the data field 214 to be entered by users (that can be populated with a default value), and an attribute or

attributes associated with the record element **306** as described above for initial attributes.

When a user enters information or data into one of the data fields **214** of the electronic document **220**, the workflow system checks the rules and attributes associated with the particular record element **306** that is associated with a data field **214** in the form record **302**. If the workflow system determines that the user is allowed to change a value in the particular record element **306**, then the workflow system updates the value in the record element **306** associated with the data field **214** in the workflow data record **310**. Note that the value entered may be checked or modified by other rules from the form record **302**. For example, during a workflow, an electronic document **220** can be sent back and forth between users. Depending upon which user is accessing the electronic document **220**, the user may only be allowed to change some data field **214** but not other data field **214**. For example, in the case of the Lead-Based Disclosure Form of FIG. **2**, only the seller or the agent may be able to modify “lead_disclosure_checkbox” check box **202**, and only the seller could modify the data field **214** associated with the seller’s initials, namely the seller’s initials block **208**. A user who is not authorized to modify or enter a value into one of the data fields **214** may be presented an indication that they are not authorized, such as graying out of particular data entry fields **214**, or the user may receive an error message if the user attempts to modify the particular data entry field **214**.

Additional attributes can include a time and date stamp of when the information in the data field **214** or the record element **306** was last updated, as well as an identification of the user that updated the information. Additionally, for each record **302**, **310**, or for a group of records **310** in an electronic workflow, there can be one or more associated log files **316**. An example log file **316** is presented in FIG. **3C**. A log file **316** can be associated with an electronic document **220** or a workflow by the log name **318**, or log record type identifier. A log file **316** can record changes to the electronic document **220** by the forms-designer **222** or can record entries made by users into the electronic document **220**. Note that entries into the electronic document **220** can be performed by users or can be autopopulated by rules. The log file **316** can be used to certify the entry of data by users, determine which entries were made by rules, and to perform error checking.

Referring now to FIG. **4**, an exemplary flowchart of the operation of the form builder system **200** is presented. Operation starts with start block **400** labeled START. Processing continues to process block **402** where a form **100** is selected. As described above, the form **100** can be any kind of form **100** used in a transaction, for example a Lead Disclosure Form as illustrated in FIG. **1**. The form can be a single page form **100** or the form **100** can include multiple pages. Processing continues to decision block **404**.

In decision block **404**, the form builder system **200** may need to convert the format of the form **100** from the native format of the form **100** to a format usable by the form builder system **200** in order to use the form. Alternatively, the form builder system **200** may need to render the form **100** from the native resolution to a higher or lower resolution. Or the form builder system **200** may be able to use the form **100** in the current format without modification as the snapshot **201** of the form **100**. If the form builder system **200** needs to convert the form **100**, processing continues first to process block **406** before continuing to process block **408**, otherwise processing continues to process block **408**.

In process block **406**, the form is converted to a format for use by the form builder **200** system as the snapshot **201** of the form **100**. For example, the form builder system **200** may store all forms in PDF format. In this case, the forms-designer **222** can scan the form **100** to a PDF file. In various configurations, the form **100** can be scanned to a desired format, printed to a desired format, rendered to a desired format, or otherwise image processed to the desired format. The resolution of the form **100** may also be changed. Processing continues to process block **408**.

In process block **408**, the forms-designer **222** select a data entry field **214** to be placed over the snapshot **201** of the form in the canvas **216** area. The data entry field **214** can be a check box **202**, drop down box **204**, a text block **206**, an initials block **208**, a signature block **210**, a date block **212**, a radio button, a form fields, a locked block, or any other kind of data entry field **214** that would be understood by one familiar in the art. Once the forms-designer **222** selects the data entry field **214**, processing continues to process block **410**.

In process block **410**, the forms-designer **222** moves the selected data entry field over to the snapshot **201** of the form **100** and positions the selected data entry field **214** in the canvas **216** area. The selected data entry field **214** can be resized and repositioned. The forms-designer **222** can place the selected data entry field **214** so that it aligns with a specific place on the snapshot **201** of the form **100**. For example, the selected data entry field can be placed and resized on the canvas so that it corresponds with a whitespace area of the form where a user would normally enter data. This placement of the selected data entry field **214** would provide a user of this electronic document in a workflow environment with the perception that they were actually entering data directly into the document and would be a desirable effect. Once the forms-designer **222** places the selected data entry field **214**, processing continues to decision block **412**.

In decision block **412**, if the forms-designer **222** adds default information associated with the selected data entry field **214**, processing continues to process block **414** and then to process block **416** before continuing to decision block **418**, otherwise processing continues to decision block **418**.

In process block **414**, the forms-designer **222** adds default values to the selected data entry field **214**. For example, if the selected data entry field **214** is a check box **202**, the default value can be a binary 0 or a binary 1 indicating, for example, that the check box **202** defaults to be checked or unchecked. Processing continues to process block **416**. In process block **416**, the forms-designer **222** adds initial attributes, as described above, for the selected data entry field **214**. For example, the initial attributes can include flags that indicate that only the selling party, or seller, can change the value of the selected data entry field **214**. Processing continues to decision block **418**.

In decision block **418**, if the forms-designer **222** adds a rule associated with the selected data entry field **214**, processing continues to process block **420** before continuing to process block **422**, otherwise processing continues to process block **422**.

In process block **420**, the forms-designer **222** can add a rule associated with the selected data entry field **214** as described above. For example, the forms-designer **222** can add a rule that checks whether some previous data entry field **214**, such as a check box **202**, has been selected prior to allowing the user to enter data into the selected data entry field **214**. Processing continues to process block **422**.

In process block 422, the record element 306 associated with the selected data entry field 214 is saved in the database 300. The record element 306 can include the selected data entry field 214, position of the selected data entry field 214, default values, initial attributes, and rules associated with the selected data entry field 214. Processing continues to decision block 424.

In decision block 424, if the forms-designer 222 has additional data entry fields 214 to place on the snapshot 201 of the form 100 then processing continues back to process block 408 and a new data entry field 214 is selected. Otherwise, processing continues to process block 426.

In process block 426, the form record 302 is saved to the database 300. The form record 302 includes the record elements 306 from process blocks 408 through 422. The form record 302 can include a form name 304 that can associate the form record 302 with the form 100. An electronic document 220 includes the form record 302 and the snapshot 201 of the form 100. Processing continues to decision block 428.

In decision block 428, if the forms-designer 222 releases the electronic document 220, then processing continues to process block 430, otherwise operation concludes with end block 432 labeled END.

In process block 430, the forms-designer 222 releases the electronic document 220 for use in electronic workflows. Operation then concludes with end block 432 labeled END.

Referring now to FIG. 5, an exemplary flowchart of the operation modifying an existing electronic document in the form builder system 200 is presented. Operation starts with start block 500 labeled START. Processing continues to process block 501 where an existing electronic document 220 is selected. Processing then continues to decision block 502.

In decision block 502, if the forms-designer 222 replaces the current snapshot 201 of the form 100 in the electronic document 220, then processing continues to process block 503 before continuing to decision block 504, otherwise processing continues to decision block 504.

In process block 503, the forms-designer 222 replaces the current snapshot 201 of the form 100 with another snapshot 201 of a form 100. For example, the forms-designer 222 could be replacing the current form 100 with a better resolution version of the same form 100. The forms-designer 222 could be replacing the current form 100 with an updated form. It is well known that forms 100 can change over time and need to be replaced with more up-to-date forms 100. The forms-designer 222 could also be using an existing electronic document 220 as a template for building a new electronic document 220. In this case, many of the data entry fields 214 may be the same and using an existing electronic document 220 as a template can save considerable time for the forms-designer 222. Data entry fields 214 may need to be added, deleted, or moved depending on the new form 100. The form builder system 200 need to convert the format of the form 100 from the native format of the form 100 to a format usable by the form builder system 200 in order to use the form 100 or the form 100 may be usable in the native format as described for the operation of the form builder system 200 in FIG. 4. The forms-designer 222 updates or replaces the snapshot 201 of the form 100 using the new or updated form 100. Processing continues to decision block 504.

In decision block 504, if the forms-designer 222 adds a new data entry field 214, the processing continues to process block 506 before continuing to decision block 508, otherwise processing continues to decision block 508.

In process block 506, the forms-designer 222 can add new data entry field 214 to the canvas 216 as described for the operation of the form builder system 200 in blocks 408 through 420 of FIG. 4. The forms-designer 222 can delete existing data entry fields 214. Deleting an existing data entry field 214 removes the corresponding record element 306 from the form record 302. Processing continues to decision block 508.

In decision block 508, if the forms-designer 222 repositions a data entry field 214 processing continues to process block 510 before continuing to decision block 512, otherwise processing continues to decision block 512.

In process block 510, the forms-designer 222 repositions the data entry field 214 on the canvas 216 area. Note that if the form 100 has changed, multiple data entry fields 214 may need to be repositioned over the snapshot 201 of the form 100. The data entry field 214 can also be resized. Once the forms-designer 222 repositions the data entry field 214, processing continues to decision block 512.

In decision block 512, if the forms-designer 222 adds, deletes, or modifies default information associated with the selected data entry field 214, processing continues to process block 514 and then to process 516 before continuing to decision block 518, otherwise processing continues to decision block 518.

In process block 514, the forms-designer 222 adds, deletes, or modifies default values of the data entry field 214. In process block 516, the forms-designer 222 adds, deletes, or modifies initial attributes of the data entry field 214. Processing continues to decision block 518.

In decision block 518, if the forms-designer 222 adds, deletes, or modifies a rule associated with the data entry field 214, processing continues to process block 520 before continuing to process block 522, otherwise processing continues to process block 522.

In process block 520, the forms-designer 222 can add, delete, or modify a rule associated with the data entry field 214 as described above. Processing continues to process block 522.

In process block 522, the record element 306 associated with the new data entry field 214 or modified data entry field 214 is saved in the database 300. The record element 306 can include the new or modified data entry field 214, the modified position of the data entry field 214, default values, the modifications to the initial attributes, and modifications to the rules associated with the data entry field 214. Modifications can be logged in a log file 316 associated with the form record 302. Processing continues to decision block 524.

In decision block 524, if the forms-designer 222 has additional changes to the data entry fields 214 then processing continues back to process block 504. Otherwise, processing continues to process block 526.

In process block 526, the form record 302 is saved to the database 300. The form record 302 includes the new record elements 306 and modified record elements from process blocks 504 through 522. The form record 302 can include a form name 304 that can associate the form record 302 with the form 100. An electronic document 220 includes the form record 302 and the snapshot 201 of the form 100. The changes can be logged in a log file 316. Processing continues to decision block 528.

In decision block 528, if the forms-designer 222 releases the electronic document 220, then processing continues to process block 530, otherwise operation concludes with end block 532 labeled END.

In process block **530**, the forms-designer **222** releases the modified electronic document **220** for use in electronic workflows. The modified electronic document **220** is generally released as a new electronic document **220**. In releasing the modified electronic document **220**, the forms-designer **530** can mark the previous electronic document **200** as being obsolete or make it unavailable for use in future electronic workflows. Operation then concludes with end block **532** labeled END.

The form builder system **200** can include software modules, processes, application programming interfaces or APIs, drivers, helper applications such as plug-ins, databases such as search and query databases, and other types of software modules or computer programming as would be understood in the art. The form builder system **200** can include hardware modules such as a database **300** or data store, computing resources, and network and communication interfaces. The modules can be networked together or share a common data bus. Data can be encrypted or protected from unauthorized access. The database can be a memory or storage device including, but not limited to random access memory (RAM) such as dynamic RAM (DRAM), static ram (SRAM), flash memory, disk drives, hard drives, redundant array of individual disks or RAID drives, virtual drives, networked drives and memory available using cloud computing. The computing resources can include physical components, for example processing units such as CPUs, multi-processing units, reduced instruction set computers (RISC), processors that have pipelines, complex instruction set computers (CISC), or digital signal processors (DSP.) The computing resources can also include distributed computing devices, cloud computing resources, and virtual computing resources in general. Network and communication interfaces can include any suitable physical device and protocol including, but not limited to, wired data transmission links such as Ethernet and TCP/IP or PSTN communications links such as T1s or better, ISDN, Digital Subscriber Line (DSL), or dialup modems running a point-to-point protocol or PPP. The network and communication interfaces can also include wireless protocols including cellular network providers, for example Code Division Multiple Access (CDMA) and Global System for Mobile Communications (GSM) providers.

FIG. 6 shows one example embodiment of a form builder controller **600** (which may be used to execute the form builder system **200** in FIG. 2) that receives and processes form information. The form builder controller **600** may be provided using any suitable processor-based device or system, such as a personal computer, laptop, server, mainframe, or a collection (e.g., network) of multiple computers, for example. The form builder controller **600** may include one or more processors **602** and one or more computer memory units **604**. For convenience, only one processor **602** and only one memory unit **604** are shown in FIG. 6. The processor **602** may execute software instructions **606** stored on the memory unit **604**. The processor **602** may be implemented as an integrated circuit (IC) having one or multiple cores. The memory **604** may include volatile and/or non-volatile memory units. Volatile memory units may include random access memory (RAM), for example. Non-volatile memory units may include read only memory (ROM), for example, as well as mechanical non-volatile memory systems, such as, for example, a hard disk drive, an optical disk drive, etc. The RAM and/or ROM memory units may be implemented as discrete memory ICs, for example. Data used by the form builder controller **600** may be from various sources, such as database **300** (FIGS. 3A-3C), for example.

In general, it will be apparent to one of ordinary skill in the art that at least some of the embodiments described herein may be implemented in many different embodiments of software, firmware, and/or hardware. The software and firmware code may be executed by a processor or any other similar computing device. The software code or specialized control hardware that may be used to implement embodiments is not limiting. For example, embodiments described herein may be implemented in computer software using any suitable computer software language type, using, for example, conventional or object-oriented techniques. Such software may be stored on any type of suitable computer-readable medium or media, such as, for example, a magnetic or optical storage medium. The operation and behavior of the embodiments may be described without specific reference to specific software code or specialized hardware components. The absence of such specific references is feasible, because it is clearly understood that artisans of ordinary skill would be able to design software and control hardware to implement the embodiments based on the present description with no more than reasonable effort and without undue experimentation.

Moreover, the processes associated with the present embodiments may be executed by programmable equipment, such as computers or computer systems and/or processors. Software that may cause programmable equipment to execute processes may be stored in any storage device, such as, for example, a computer system (nonvolatile) memory, an optical disk, magnetic tape, or magnetic disk. Furthermore, at least some of the processes may be programmed when the computer system is manufactured or stored on various types of computer-readable media.

It can also be appreciated that certain process aspects described herein may be performed using instructions stored on a computer-readable medium or media that direct a computer system to perform the process steps. A computer-readable medium may include, for example, memory devices such as diskettes, compact discs (CDs), digital versatile discs (DVDs), optical disk drives, or hard disk drives. A computer-readable medium may also include memory storage that is physical, virtual, permanent, temporary, semipermanent, and/or semitemporary.

A “computer,” “computer system,” “host,” “server,” or “processor” may be, for example and without limitation, a processor, microcomputer, minicomputer, server, mainframe, laptop, personal data assistant (PDA), wireless e-mail device, cellular phone, pager, processor, fax machine, scanner, or any other programmable device configured to transmit and/or receive data over a network. Computer systems and computer-based devices disclosed herein may include memory for storing certain software modules used in obtaining, processing, and communicating information. It can be appreciated that such memory may be internal or external with respect to operation of the disclosed embodiments. The memory may also include any means for storing software, including a hard disk, an optical disk, floppy disk, ROM (read only memory), RAM (random access memory), PROM (programmable ROM), EEPROM (electrically erasable PROM) and/or other computer-readable media.

In various embodiments disclosed herein, a single component may be replaced by multiple components and multiple components may be replaced by a single component to perform a given function or functions. Except where such substitution would not be operative, such substitution is within the intended scope of the embodiments. Any servers described herein, for example, may be replaced by a “server farm” or other grouping of networked servers (such as server

blades) that are located and configured for cooperative functions. It can be appreciated that a server farm may serve to distribute workload between/among individual components of the farm and may expedite computing processes by harnessing the collective and cooperative power of multiple servers. Such server farms may employ load-balancing software that accomplishes tasks such as, for example, tracking demand for processing power from different machines, prioritizing and scheduling tasks based on network demand and/or providing backup contingency in the event of component failure or reduction in operability.

The computer systems may comprise one or more processors in communication with memory (e.g., RAM or ROM) via one or more data buses. The data buses may carry electrical signals between the processor(s) and the memory. The processor and the memory may comprise electrical circuits that conduct electrical current. Charge states of various components of the circuits, such as solid state transistors of the processor(s) and/or memory circuit(s), may change during operation of the circuits.

Some of the figures may include a flow diagram. Although such figures may include a particular logic flow, it can be appreciated that the logic flow merely provides an exemplary implementation of the general functionality. Further, the logic flow does not necessarily have to be executed in the order presented unless otherwise indicated. In addition, the logic flow may be implemented by a hardware element, a software element executed by a computer, a firmware element embedded in hardware, or any combination thereof.

While various embodiments have been described herein, it should be apparent that various modifications, alterations, and adaptations to those embodiments may occur to persons skilled in the art with attainment of at least some of the advantages. The disclosed embodiments are therefore intended to include all such modifications, alterations, and adaptations without departing from the scope of the embodiments as set forth herein.

What is claimed is:

1. A system, comprising:

a form building system comprising a non-transitory computer-readable medium having instructions stored thereon which when executed by a processor cause the processor to:

receive, from a user, a selection of an electronically stored real estate form, wherein the electronically stored real estate form comprises a plurality of pages;

retrieve an image of a first page of the plurality of pages of the real estate form from a first record in a first data store;

cause a display of the image of the first page of the real estate form on a graphical display at a first image pixel density, the image of the first page comprising human-readable text and an answer area graphically proximate to the human-readable text;

cause a display of a first canvas page of a plurality of canvas pages of an electronic canvas on the graphical display at a second image pixel density wherein the first canvas page of the electronic canvas is separate from the image of the first page of the real estate form and the second image pixel density of the first canvas page of the electronic canvas is higher than the first image pixel density of the image of the first page of the real estate form, wherein the second image pixel density of the first canvas page of the electronic canvas is modifiable, and wherein the first canvas page of the electronic canvas overlaps at least a portion of the image of the first page of the real estate form;

cause a display of a plurality of data entry field types on the graphical display, wherein the user can select at least one data entry field type among the plurality of data entry field types and wherein the user can specify a placement position of the selected data entry field type on the first canvas page of the electronic canvas; receive, from the user, a selection of a data entry field type of the plurality of data entry field types;

receive, from the user, a placement position of a data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas, wherein the placement position of the data entry field placed onto the first canvas page of the electronic canvas is a location within the bounds of the first canvas page of the electronic canvas, and wherein the placement position of the data entry field placed onto the first canvas page of the electronic canvas is graphically proximate to the answer area of the image of the first page of the real estate form; and

store, in a second data store, a second record, the second record comprising at least three distinct components: a first component providing an indication of the associated real estate form;

a second component providing an indication of the data entry field type; and

a third component providing the placement position of the data entry field placed onto the first canvas page of the electronic canvas that overlaps the image of the first page of the real estate form, wherein the placement position is stored as (i) a pair of coordinates indicative of a position of the placed data entry field relative to a lower left corner of the first canvas page of the electronic canvas and (ii) a page reference identifier corresponding to the first page of the real estate form, and wherein the pair of coordinates are based on the second image pixel density of the first canvas page of the electronic canvas.

2. The system of claim 1, wherein a format of the electronically stored real estate form is a portable document format (PDF), a tagged image file format (TIFF), a bitmap (BMP) image format, or a word processor document format.

3. The system of claim 2, wherein the pair of coordinates comprises a horizontal coordinate and a vertical coordinate.

4. The system of claim 2, wherein the placement position of the data entry field is received through a drag and drop operation.

5. The system of claim 4, wherein the instructions further cause the processor to:

subsequent to receipt of the selection of the data entry field type, receive, from the user, an initial value of the data entry field of the selected data entry field type; and store the initial value in the second record.

6. A computer-implemented method for electronic form generation, the method comprising:

receiving, from a user, a selection of an electronically stored real estate form, wherein the electronically stored real estate form comprises a plurality of pages; retrieving an image of a first page of the plurality of pages of the real estate form from a first record in a first data store;

causing a display of the image of the first page of the real estate form on a graphical display at a first image pixel density, the image of the first page comprising human-readable text and an answer area graphically proximate to the human-readable text;

causing a display of a first canvas page of a plurality of canvas pages of an electronic canvas on the graphical

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display at a second image pixel density, wherein the first canvas page of the electronic canvas is separate from the image the first page of the real estate form and the second image pixel density of the first canvas page of the electronic canvas is higher than the first image pixel density of the image of the first page of the real estate form, wherein the second image pixel density of the first canvas of the electronic canvas is modifiable, and wherein the first canvas page of the electronic canvas overlaps at least a portion of the image of the first page of the real estate form;

causing a display of a plurality of data entry field types on the graphical display, wherein the user can select at least one data entry field type among the plurality of data entry field types, and wherein the user can specify a placement position of the selected data entry field type on the first canvas page of the electronic canvas;

receiving, from the user, a selection of a data entry field type of the plurality of data entry field types;

receiving, from the user, a placement position of a data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas, wherein the placement position of the data entry field placed onto the first canvas page of the electronic canvas is a location within the bounds of the first canvas page of the electronic canvas, and wherein the placement position of the data entry field placed onto the first canvas page of the electronic canvas is graphically proximate to the answer area of the image of the first page of the real estate form; and

storing in a second data store a second record, the second record comprising at least three distinct components:

- a first component providing an indication of the associated real estate form;
- a second component providing an indication of the data entry field type; and
- a third component providing the placement position of the data entry field placed onto the first canvas page of the electronic canvas that overlaps the image of the first page of the real estate form, wherein the placement position is stored as (i) a pair of coordinates indicative of a position of the placed data entry field relative to a lower left corner of the first canvas page of the electronic canvas and (ii) a page reference identifier corresponding to the first page of the real estate form, and wherein the pair of coordinates are based on the second image pixel density of the first canvas page of the electronic canvas.

7. The computer-implemented method of claim 6, wherein a format of the electronically stored real estate form is a portable document format (PDF), a tagged image file format (TIFF), a bitmap (BMP) image format, or a word processor document format.

8. The computer-implemented method of claim 7, wherein the pair of coordinates comprises a horizontal coordinate and a vertical coordinate.

9. The computer-implemented method of claim 7, wherein the placement position of the data entry field is received through a drag and drop operation.

10. The computer-implemented method of claim 9, further comprising:

- subsequent to receiving the selection of the data entry field type, receiving, from the user, an initial value of the data entry field of the selected data entry field type; and
- storing the initial value in the second record.

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11. The computer-implemented method of claim 6, wherein prior to causing the display of the image of the first page of the real estate form on the graphical display, changing a pixel density of the image of the first page of the real estate form to the first image pixel density.

12. A system, comprising:

- a first database storing real estate form information;
- a second database storing form records;
- a form building computer device comprising a processor and memory that is operatively connected to the first and second databases, wherein the form building computer device is programmed to:
 - receive, from a user, a selection of an electronically stored real estate form, wherein the electronically stored real estate form comprises a plurality of pages;
 - retrieve an image of a first page of the plurality of pages of the real estate form from a first record in the first database;
 - cause a display of the image of the first page of the real estate form on a graphical display at a first image pixel density, the image of the first page comprising human-readable text and an answer area graphically proximate to the human-readable text;
 - cause a display of a first canvas page of a plurality of canvas pages of an electronic canvas on the graphical display at a second image pixel density, wherein the first canvas page of the electronic canvas is separate from the image of the first page of the real estate form and the second image pixel density of the first canvas page of the electronic canvas is higher than the first image pixel density of the image of the first page of the real estate form, wherein the second image pixel density of the first canvas page of the electronic canvas is modifiable, and wherein the first canvas page of the electronic canvas overlaps at least a portion of the image of the first page of the real estate form;
 - cause a display of a plurality of data entry field types on the graphical display, wherein the user can select at least one data entry field among the plurality of data entry field type, and wherein the user can specify a placement position of the selected data entry field type on the first canvas page of the electronic canvas;
 - receive, from the user, a selection of a data entry field type of the plurality of data entry field types;
 - receive, from the user, a placement position of a data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas, wherein the placement position of the data entry field placed onto the first canvas page of the electronic canvas is a location within the bounds of the first canvas page of the electronic canvas, and wherein the placement position of the data entry field placed onto the first canvas page of the electronic canvas is graphically proximate to the answer area of the image of the first page of the real estate form; and
 - store, in the second data store, a form record, the form record comprising at least three distinct components:
 - a first component providing an indication of the associated real estate form;
 - a second component providing an indication of the data entry field type; and
 - a third component providing the placement position of the data entry field placed onto the first canvas page of the electronic canvas that overlaps the image of the first page of the real estate form,

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wherein the placement position is stored as (i) a pair of coordinates indicative of a position of the placed data entry field relative to a lower left corner of the first canvas page of the electronic canvas and (ii) a page reference identifier corresponding to the first page of the real estate form, and wherein the pair of coordinates are based on the second image pixel density of the first canvas page of the electronic canvas.

13. The system of claim 12, wherein a format of the electronically stored real estate form is a portable document format (PDF), a tagged image file format (TIFF), a bitmap (BMP) image format, or a word processor document format.

14. The system of claim 13, wherein the pair of coordinates comprises a horizontal coordinate and a vertical coordinate.

15. The computer-implemented method of claim 6, further comprising:

determining that a default value is to be associated with the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas.

16. The computer-implemented method of claim 15, further comprising:

in response to determining that a default value is to be associated with the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas, adding the default value in the second record.

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17. The computer-implemented method of claim 6, further comprising:

determining that a rule is to be associated with the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas; and in response to determining that a rule is to be associated with the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas, adding the rule to the second record.

18. The computer-implemented method of claim 17 wherein the rule is configured to cause to be performed a check on whether a second data entry field has been selected prior to allowing data to be entered into the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas.

19. The computer-implemented method of claim 6, further comprising:

adding a first attribute to the second record, wherein the first attribute includes at least one flag indicating who may change a value of the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas.

20. The computer-implemented method of claim 6, further comprising:

adding a first attribute to the second record, wherein the first attribute includes at least one flag indicating that only a first party may change a value of the data entry field of the selected data entry field type placed onto the first canvas page of the electronic canvas.

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